

## \$594,851 - 22512 99 Avenue, Edmonton

MLS® #E4447470

**\$594,851**

4 Bedroom, 2.50 Bathroom, 2,249 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Move-In Ready 4-Bedroom Gem in Secord! Discover unbeatable value in this nearly new 2-storey home, just 3 years old and nestled in the vibrant, family-friendly community of Secord. Enjoy the convenience of fully finished landscaping, fencing, and window blinds—move in and start living without the extra hassle or expense! Step inside to a bright, open-concept main floor perfect for entertaining, featuring a spacious living area, modern kitchen, and a versatile flex room ideal for a home office. Upstairs, you'll find 4 generous bedrooms, including a stunning primary suite with a luxurious 5-piece ensuite and walk-in closet, plus a bonus den for extra living space. The upper-level laundry adds everyday convenience. Relax in your large backyard or customize the full, unfinished basement to suit your lifestyle—think home gym, rec room, or additional bedrooms. Located close to top-rated schools, parks, shopping, and all amenities, this home offers the comfort. Some photos are virtually staged.

Built in 2021

### Essential Information

MLS® # E4447470

Price \$594,851

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,249                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 22512 99 Avenue |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7C2         |

### Amenities

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Gazebo, Smart/Program. Thermostat, See Remarks |
| Parking   | Double Garage Attached                                                |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                 |
| Fireplace         | Yes                                                                                                                       |
| Fireplaces        | Remote Control, Wall Mount                                                                                                |
| Stories           | 2                                                                                                                         |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                          |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                 |
| Exterior Features | Airport Nearby, Environmental Reserve, Fenced, Fruit Trees/Shrubs, |

Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | David Thomas King School |
| Middle     | David Thomas King School |
| High       | Jasper Place School      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 12th, 2025 |
| Days on Market | 30              |
| Zoning         | Zone 58         |

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Listing information last updated on August 11th, 2025 at 2:32pm MDT